

The Odisha Gazette



EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 2128 CUTTACK, THURSDAY, OCTOBER 31, 2013/KARTIKA 9, 1935

BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR
NOTIFICATION

The 22nd October 2013

SUBJECT—BDA Planning & Building Standards Regulations, 2008 (Amended 2013)

No. 41610—BP-BDA—Whereas the draft amendment of certain Regulations of BDA (Planning & Building Standards) Regulations, 2008 was published as required by sub-section (2) of Section 125 of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982) in the extraordinary issue No. 408 of the *Odisha Gazette* dated the 13th March 2012 under the notification of the Bhubaneswar Development Authority, Bhubaneswar, dated the 27th February 2012 as No. 4248 and subsequent issue No. 185 of *Odisha Gazette* dated the 28th January 2013 under the notification of the Bhubaneswar Development Authority, Bhubaneswar, dated the 19th January 2013 as No. 2626 inviting objections and suggestions from all persons likely to be affected thereby till expiry of 15 days from the date of publication of the said notification in the *Odisha Gazette* ;

And whereas, the objections and suggestions received before the expiry of the period so specified in respect of the said draft amendment have duly been considered by the Bhubaneswar Development Authority;

Now, therefore, in exercise of the powers conferred by Section 124 of the said Act, the Bhubaneswar Development Authority, with the previous approval of the State Government, makes the following amendments of the BDA (Planning & Building Standards) Regulations, 2008.

By order

SHREEKANTA KABI

Secretary

PART - I

1. (1) These regulations may be called the Bhubaneswar Development Authority (Planning & Building Standards) Amendment Regulations, 2013.

(2) They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Bhubaneswar Development Authority (Planning & Building Standards) Regulations, 2008, (hereinafter referred to as the said regulations) in Regulation 2—

(a) for Clause (9), the following clause shall be substituted, namely :—

(9) “Apartment building” means a building having more than four dwelling units constructed in one block only;”;

(b) after Clause (25), the following clause shall be inserted, namely:—

“(25-A) “Carpet area” means the net usable floor area of an house, excluding the area covered by the walls and common area;”

(c) for Clause (31), the following clause shall be substituted, namely:—

“(31) “Corner plot” means a plot located at the junction of two or more intersecting streets, the frontage of which would be on the street having larger width and in case where two streets are of same width, then the smaller side of the plot abutting the street shall be treated as the front;” ;

(d) after Clause “(32)”, the following clause shall be inserted, namely:—

“(32A) “Coverage” means percentage of covered area on the ground floor which is not open to sky excluding the chajja or roof projections up to 0.75 meter width overhanging the open space to the total plot area;”;

(e) for Clause “(41)”, the following clause shall be substituted, namely:—

“(41) “Dwelling Unit or Tenement” means an independent housing unit with facilities for living, cooking and sanitary requirements;”;

(f) after Clause (56), the following clause shall be inserted, namely:—

“(56A) “Floor Area or Built Up Area” means the total covered area on all floors of an house;”;

(g) after Clause (57), the following clause shall be inserted, namely:—

“(57A) “Form” means the Form appended to these regulations;”;

(h) Clause (64), shall be substituted by the following clause namely:—**64 “Housing Project” means housing complex on plotted developments or having multiple apartment blocks;”;**

(i) after Clause (72), the following clause shall be inserted, namely:—

“(72A) “Land use” means use of the land proposed in the Interim Development Plan or Comprehensive Development Plan or Zonal Development Plan;” and

(j) after Clause “(80)”, the following clause shall be inserted, namely:—

“(80A) “Mixed Land Use” means mixed use of the building or premises consisting of more than one compatible use of which the principal use shall not be less than 2/3rd of the total built up area”.

3. In the said regulations, in Regulation 5, in sub-regulation(3), for Cause (vi), the following clause shall be substituted, namely:—

“(vi) In case of building with more than 30 meters height, the structural plan and the structural design shall have to be vetted by any State Resource Centre identified by the Odisha State Disaster Management Authority or any Indian Institute of Technology or National Institute of Technology or Government Engineering College or any reputed technical institution identified by the Authority” .

4. In the said regulations, in Regulation 7, for sub-regulation (1), the following sub-regulation shall be substituted, namely:-

“(1) The applicant shall deposit a refundable nonearning security deposit at the rate of rupees five hundred per sq.mtr of covered area for the following categories of building, namely:—

A. Apartment Buildings,

B. Commercial buildings having 300 sq.mtr or more of floor area:

However the applicant shall have the option of paying security deposit in the form of Bank Guarantee.”

5. In the said Regulations, in regulation 9:—

- (i) for sub-regulation (7), the following sub-regulation shall be substituted, namely:—

“(7) For stilt+3 and above building, a letter will be communicated to the Builder to produce NOCs/ Clearances as applicable. Only after receipt of the NOCs/ Clearances and deposit of all required fees, permission shall be accorded for building plan along with a direction to develop the necessary onsite and offsite infrastructure like connectivity of sewerage, drainage, water supply, road, Sewerage Treatment Plant etc.”;

- (ii) in sub-regulation (8), —

(a) in item A, for the words and oblique “Authorities/ General Administration Department” the words and obliques “Authority/ Odisha State Housing Board/ General Administration Department” shall be substituted.

(b) in item C, for the figure “300”, the figure “**500**” shall be substituted;

(c) in item H, for the figure and the word “60 days” the words “**thirty days**” shall be substituted;

(d) in item I, after the words “the regulations”, the following words shall be inserted, namely:—

“including payment of required fees to the Authority”; and

(e) in Note – (a), for the words “Sixty days” the words “**thirty days**” shall be substituted.

6. In the said regulations, in Regulation 15,—

- (i) in sub-regulation (1), for the figure “300” the figure “**500**” shall be substituted; and

- (ii) in sub-regulation (2), after clause (d), the following clauses shall be inserted, namely

(e) Structural Safety Certificate from the Empanelled Engineer or Structural Engineer in form-VI part-II ;

(f) Certificate from Engineer or Consultant of the utility services to the effect that all utility services for the building are physically provided”.

(g) Clearance from Fire/PHD/Water Supply and Sewerage Board in respect of compliances against the No Objection Certificate referred to sub-regulation (7) of Regulation 9.

- (iii) sub-regulation (4) shall be omitted.

7. In the said regulations, in Regulation16,

- (i) in sub-regulation(1),for the figure and words “30 days from the date of inspection” the following words and figure, shall be substituted, namely:—
 “60 days from the date of application submitted with all documents required to be furnished along with the completion certificate; and on receipt of notice of completion certificate, site inspection shall be conducted with regard to the following aspects, namely:—
 - (a) Number of floors
 - (b) External setbacks
 - (c) Parking space provisions
 - (d) Abutting road width
 - (e) FAR
 - (f) Onsite and off-site infrastructure.”
- (ii) after sub-regulation(2), the following sub-regulations shall be added namely:—

“(2A) The departments or line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate is produced.

(2B) The Registration Authority shall register only the approved and permitted covered area as shown in the sanctioned building plan upon production and filing of a copy of such sanctioned building plan by the applicant/builder.

(2C) The financial agencies or institutions shall extend loan facilities only to the permitted covered area as per the sanctioned building plan.”;
- (iii) after sub-regulation(5) the following sub-regulations shall be added namely:—

“(5A) In case of occupation of a building before obtaining the occupancy certificate from the Authority a penalty shall be imposed at the rate of Rs. 100.00 (one hundred) per square meter of total covered area per year or a part thereof so occupied to be calculated from the date of occupation till issue of occupancy certificate subject to compliance of conditions of approval and the penalty amount may be revised by the Authority from time to time.

In such cases, the date of occupation of the building shall be determined keeping in view the last date of validation of the approved plan or the date of obtaining permanent electrical or water connection to the premises, whichever is earlier, or such other evidence to the satisfaction of the authority”.

Non-compliance of provisions indicated in sub-regulation (5A) shall attract action with direction to the functional agencies (Power, W/S and Sewerage) to discontinue their respective services to the Building.

(5 B) The Authority may outsource the inspection and indicate for compliance of the same for issue of occupancy certificate”.

8. In the said regulations, in Regulation 24, for sub-regulation (1), the following sub-regulation shall be substituted, namely:—

“(1) In the Development Plan area, various use zones as specified in Table-2 under Regulation 25 having their zonal boundaries as indicated in the development plan shall be regulated as per the said Table- 2. Except as otherwise provided, no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these regulations”.

9. In the said regulations, in Regulation 25 :—

- (i) in sub-regulation (1), for the words brackets and figures “column (2) of Table No.3”, the words, brackets and figures “column (a) of Table No. 2” shall be substituted;
 - (ii) in sub-regulation (2), for the words, bracket and figure “column (3) in the Table”, the words, bracket and figure “column (b) of Table 2” shall be substitutes.
 - (iii) in sub-regulation (3), for the bracket and figure ‘(4)’ the letter and bracket “(c)” shall be substituted;
 - (iv) in sub-regulation (5), after the words “particular zone”, the following words and figure shall be added, namely:-
“on a plot size of 2000 sq.mtr and above and abutting road of minimum 12 meters width.”; and
 - (v) after sub-regulation(5), the following sub-regulations shall be inserted, namely:-
“(6) Subject to the provisions contained in Regulation 18 the following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan.
 - (i) The maximum height of the building shall not exceed 15 mtr.
 - (ii) All proposals for development over an area of more than 500 square meter or ten meter height or both shall only be considered on recommendation of the Development Plan and Building Permission committee with representation from the Archaeological Survey of India and the Odisha State Archaeology.
- (7) For construction of Building in Environmentally Sensitive Zone, the following provisions shall be applicable, namely:—
- (i) The minimum size of the plot shall be 4000 sq.mtr.
 - (ii) The minimum width of approach road shall be 12 meter
 - (iii) The maximum coverage shall not exceed 40% of the area

(iv) The proposal for development shall only be considered on recommendation of Development Plan and Building Permission Committee with representatives from Water Resource Department, Odisha State Pollution Control Board and Public Health Engineering Department in the above Committee” and

(v) for Table 2, the following Table shall be substituted, namely:—

“TABLE-2
LAND USES PERMITTED/PROHIBITED IN DIFFERENT USE ZONES

Sl. No.	Use Zone	Uses /Activities Permitted	Uses/Activities Permissible on recommendation of DP&BP Committee	Uses/Activities Prohibited
		(a)	(b)	(c)
1.	Residential Use Zone (R)	1. Residence plotted (detached, semi-detached and row housing), apartment, group housing, work-cum-residential	1. Places of worship	1. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries
		2. Hostels, boarding and lodging houses	2. Shopping centres	2. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards
		3. Night shelters, dharamshalas, guest houses	3. Municipal, state and central government offices	3. Workshops for buses
		4. Educational buildings (nursery, primary, high school)	4. Colleges and research institutions	4. Slaughter houses
		5. Neighborhood level social, cultural and recreational facilities with adequate parking provisions	5. Petrol filling stations	5. Hospitals treating contagious diseases
		6. Marriage and community halls	6. Places of entertainment, cinema halls, restaurants and hotels	6. Sewage treatment plants and disposal sites
		7. Convenience shopping, local (retail) shopping	7. Markets for retail goods	7. Water treatment plants, solid waste dumping grounds
		8. Community centers, clubs, auditoriums	8. IT and IT enabled services	8. Outdoor and indoor games stadiums, shooting range
		9. Exhibition and art galleries	9. Tourism related services	9. Zoological garden, botanical garden, bird sanctuary
		10. Libraries and gymnasiums	10. Motor vehicle repairing workshop, garages, storage of LPG cylinders	10. International conference centers
		11. Health clinics, yoga centers, dispensaries, nursing	11. Burial grounds	11. District battalion offices, forensic science

2.		homes and health centers (20 beds)		laboratory
		12. Public utilities and buildings except service and storage yards, electrical distribution depots and water pumping stations	12. Printing presses employing not more than 10 persons	12. All uses not specifically permitted in column (a) and (b)
		13. Nursery and green houses	13. Godowns /warehousing of non perishables	
		14. Services for households (salon, parlours, bakeries, sweet shops, dry cleaning, internet kiosks, etc.)	14. Bus depots without workshop	
		15. Banks and professional offices not exceeding one floor	15. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods	
		16. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands	16. Consulates	
		17. Police posts and post offices		
		18. Parks and tot-lots		
	Retail commercial and Business Use Zone (C1)	1. Retail business, mercantile	1. Associated residential uses	1. Polluting industries
		2. Commercial centers	2. Wholesale storage yards	2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units
		3. Banks, financial services and stock exchanges	3. Service garages provided they do not directly abut the main road	3. Hospitals, research laboratories treating contagious diseases
		4. Perishable goods markets	4. Printing presses employing not more than 10 persons	4. Poultry farms, dairy farms, slaughter houses
		5. Business and professional offices	5. 20 bedded hospitals not treating contagious diseases and mental patients	5. Sewage treatment plants and disposal sites, solid waste treatment plants and dumping grounds
		6. Private institutional offices and semi government offices	6. Weigh bridges	6. Agricultural uses, storage of perishable and inflammable commodities
		7. Shops and shopping malls	7. Colleges, polytechnics and higher technical institutes	7. Quarrying of gravel, sand, clay and stone
		8. Commercial services	8. Sports complex and stadiums	8. Zoological gardens, botanical gardens and bird sanctuary

		9. Restaurants and hotels	9. Transient visitor's homes	9. Sports training centers
		10. Hostels, boarding houses, social and welfare institutions, guest houses	10. Places of entertainment, recreational uses and museums	10. District battalion offices
		11. Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries	11. Convention centers	11. Forensic science laboratory and all other related activities which may cause nuisance
		12. Cinema halls, theaters, banquet halls, auditoriums	12. Religious places	12. Court
		13. Marriage and community halls, night shelters	13. Public utilities, telephone exchanges	13. All uses not specifically permitted in the column (a) and (b)
		14. Clinics and nursing homes	14. Police posts and post offices	
		15. Petrol Pumps	15. Residential, apartment, group housing	
		16. IT and IT enabled services	16. Picnic Hut	
		17. Commercial institutes, research and training institutes		
		18. Parking lots		
		19. Taxi stands, 3 wheeler/auto stands, rickshaw stands		
3	Wholesale Commercial Use Zone (C2)	1. Wholesale and retail business	1. Truck terminal, bus depots and parking	1. Polluting Industries
		2. Wholesale and storage buildings	2. Freight terminal	2. Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose
		3. Commercial and business offices and work places	3. Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards	3. All uses not specifically permitted in columns (a) and (b)
		4. Petrol pumps and service stations on roads of 12 meter or more ROW	4. Service centers, garages, workshops	
		5. Godowns, covered storage and warehousing	5. Non-polluting, non-obnoxious light industries	
		6. Weigh bridges	6. Junk-yards	
		7. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands	7. Gas installation and gas works	
		8. Parking spaces	8. Railway yards and stations, road freight stations	

		9. Restaurants	9. Banks and financial services	
		10. Public utilities	10. Associated residential uses, residential, apartment, group housing	
		11. Police station/ posts, post offices	11. Government and Semi-Govt.offices	
			12. Water treatment plants	
4	Industrial Use Zone (I)	1. All kind of non polluting industries	1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board	1. General business unless incidental to and on the same site with industry
		2. IT & ITES	2. Industrial Research Institute	2. Schools and colleges
		3. SEZs notified by government of India	3. Technical Educational Institutions	3. Hotels, motels and caravan parks
		4. Loading, unloading spaces	4. Junkyards, sports/ stadiums/ playgrounds	4. Recreational spots or centers
		5. Warehousing, storage and depots of non perishable and non- inflammable commodities	5. Sewage disposal works, electric power plants, service stations	5. Other non-industrial related activities
		6. Cold storage and ice factory	6. Govt. semi-govt. private business offices	6. Religious buildings
		7. Gas godowns	7. Banks, financial institutions and other commercial offices	7. Irrigated and sewage farms
		8. Wholesale business establishments	8. Agro-based industries, dairy and farming	8. Major oil depot and LPG refilling plants
		9. Petrol filling station with garages and service stations	9. Gas installations and gas works	9. Social buildings
		10. Bus terminals and bus depots and workshops	10. Workshops garages	10. All uses not specifically permitted in columns (a) and (b)
		11. Parking, taxi stands, 3 wheeler/auto stands, rickshaw stands	11. Residential, apartment, group housing, hotels and guest houses	
		12. Residential buildings for essential staff and for watch and ward	12. Museum	
		13. Public utilities	13. Helipads	
			14. Hospitals and medical centers	
5	Public & Semi-public Use Zone (PS)	1. Government offices, central , state, local and semi-government, public undertaking offices	1. Residential flats, residential plots for group housing and staff housing, Residential, apartment, group housing	1. Heavy, extensive and other obnoxious, hazardous industries

		2. Universities and specialized educational institutions, colleges, schools, research and development centers	2. IT services	2. Slaughterhouses
		3. Social and welfare centers	3. Defense quarters	3. Junkyard
		4. Libraries	4. Hostels, transit accommodation	4. Wholesale mandies
		5. Hospitals, health centers, dispensaries and clinics	5. Entertainment and recreational complexes	5. Dairy and poultry farms, farmhouses
		6. Social and cultural institutes	6. Nursery and kindergarten, welfare center	6. Workshops for servicing and repairs
		7. Religious buildings	7. Open air theater, playground	7. Processing and sale of farm products
		8. Conference halls	8. Residential club, guest house	8. All uses not specifically permitted in columns (a) and (b)
		9. Community halls, _kalyan mandap, dharamashala	9. Bus and Truck terminals, helipads	
		10. Museums, art galleries, exhibition halls, auditoriums	10. Parking areas, taxi stands, 3 wheeler/auto stands, rickshaw stands	
		11. Police stations, police lines, jails		
		12. Local state and Central Govt. offices uses for defence purpose		
		13. Educational and research institutions		
		14. Social and cultural and religious institutions		
		15. Local municipal facilities		
		16. Uses incidental to Govt. offices and for their use		
		17. Monuments		
6	Utility and Service Use Zone (PS)	1. Post offices, Telegraph offices, public – utilities and buildings	1. Service industry	1. Any building or structure which is not required for uses related to public utilities and activities is not permitted therein.
		2. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds	2. Warehouse/storage godowns	2. Heavy, extensive and other obnoxious, hazardous industries
		3. Radio transmitter and wireless stations, telecommunication centers, telephone exchange	3. Health center for public and staff or any other use incidental to public utilities and services	3. All uses not specifically permitted in column (a) and (b)
		4. Water supply installations	4. Information/Payment kiosk	
		5. Sewage disposal works	5. Incidental/ancillary residential use	
		6. Service stations	6. Truck terminals, helipads	

		7. Cremation grounds and cemeteries/burial ground	7. Commercial use center	
		8. Power plants/ electrical substation		
		9. Radio and television station		
		10. Fire stations		
7	Open Space Use Zone (OS)	1. Specialized parks/ maidans for multipurpose use	1. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters	1. Any building or structure, which is not required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein.
		2. Regional parks, district parks, playgrounds, children's parks	2. Commercial use of transit nature like cinemas, circus and other shows	2. All uses not specifically permitted in column (a) and (b)
		3. Clubs	3. Public assembly halls	
		4. Stadiums, picnic huts, holiday resorts	4. Restaurants	
		5. Shooting range, sports training center	5. Parking areas, Caravan parks	
		6. Swimming pools	6. Open air cinemas/ theatre	
		7. Botanical/ zoological garden, bird sanctuary	7. Entertainment and recreational complexes	
		8. Green belts	8. Community hall, library	
		9. Bus and railway passenger terminals	9. Open air theater, theme parks, amphitheaters	
		10. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff	10. Residential club, guest house	
		11. Animal racing or riding stables	11. Camping sites	
			12. Yoga and meditation centres	
			13. Commercial uses center	
			14. Special education areas	
			15. Incidental/ancillary residential use	
8	Transportation Use Zone (T)	1. All types of roads	1. Way side shops and restaurants	1. Use/activity not specifically related to transport and communication permitted herein.
		2. Railway stations and yards	2. Authorised/Planned	2. All uses not

			Vending areas	specifically permitted in column (a) and (b)
		3. Airport	3. Incidental/ancillary residential use	
		4. Bus stops and Bus and Truck terminals	4. Emergency health care centre	
		5. Taxi stands, auto stands, rickshaw stands	5. Tourism related projects	
		6. Ferry ghats	6. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)	
		7. Parking areas		
		8. Multi level car parking		
		9. Filling stations		
		10. Transport offices, booking offices		
		11. Night shelter, boarding houses		
		12. Banks		
		13. Restaurants		
		14. Workshops and garages		
		15. Automobile spares and services, Godowns		
		16. Loading and unloading platforms (with/without cold storage facility), weigh bridges		
		17. Ware houses, Storage depots		
		18. Utility networks (drainage, sewage, power, tele-communications)		
9	Agricultural and Forest Use Zone	1. Agriculture and Horticulture	1. Houses incidental to this use	1. Residential use except those ancillary uses permitted in agricultural use zone
	(A)	2. Dairy and poultry farming, milk chilling center	2. Parks and other recreational uses	2. Heavy, extensive, obnoxious, noxious and hazardous industries
		3. Storage, processing and sale of farm produce	3. Wayside shops and restaurants	3. Any activity which is creating nuisance and is obnoxious in nature
		4. Dwelling for the people engaged in the farm (rural settlement)	4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority	4. All uses not specifically permitted in column (a) and (b)
		5. Farm houses and accessory buildings	5. Agro serving, agro processing, agro business	
			6. Cottage industries	
			7. Burial and cremation grounds	

			8. Service industries accessory to obnoxious and hazardous industries	
			9. Ice factory, cold storage	
			10. Godowns and ware houses	
			11. Soil testing lab	
			12. Normal expansion of land uses only in the existing homestead land	
			13. Solid waste management sites, Sewage disposal works	
			14. Electric sub station	
			15. Quarrying of gravel, sand, clay or stone	
			16. Building construction over plots covered under town planning scheme and conforming uses	
			17. Brick kilns and extractive areas	
		7. Afforestation	18. Eco-tourism, camping sites, eco-parks, eco lodges	5. For notified forest lands only afforestation is permitted and Item nos. 18 and 19 from column (b) are permissible by the competent authority
			19. Special outdoor recreations	
10	Water Bodies Use Zone (W)	1. Rivers, canals	1. Fisheries	1. Use/activity not specifically related to Water bodies. Use not permitted herein.
		2. Streams, water spring	2. Boating, water theme parks, water sports, lagoons	2. All uses not specifically permitted in column (a) and (b)
		3. Ponds, lakes	3. Water based resort with special by-laws	
		4. Wetland, aqua culture pond	4. Any other use/activity incidental to Water bodies Use Zone is permitted.	
		5. Reservoir		
		6. Water logged/marshy area		
11	Special Heritage zone (Area shown in the map) (SH)	1. Heritage interpretation centre, art galleries & sculpture complex	1. Residential	1. Use/activity not specifically related to Special Heritage Use Zone not permitted herein.

		2. Public –semi public.	2. Educational and research Institutions	2. Multistoried building
		3.	3. Social and cultural institutions 4. Commercial	3. Multiplex, Shopping Mall
		4 Recreational	5. Commercial activities	4. Dumping ground
		5. Theme Parks, Archeological Parks/Gardens.	6. Craft based cottage industries	5. Sewerage Treatment
		6. Amphitheatres	7. Hotels, guest houses, lodges , resorts	6. All uses not specifically permitted in column (a) and (b)
		7. Open Air Museums.		
		8. Restoration of protected and enlisted monuments and precincts by the concerned authority only (ASI / State Archeology)	8. Auditorium	
			9. camping sites, special training camps	
			10. Hospitals & health centers	
			11. Multistoried Parking	
12	Environmentally Sensitive Zone (ES)	1. River front developments	Apartment Buildings, corporate type housing adopting modern technology.	1. Plotted housing
		2. Scenic value areas 3. Theme parks, yoga parks, sports centres and community recreational areas, International convention centre		2. Small industries or small institutions
		3. River side green areas		3. Use/activity not specifically related to Environmentally Sensitive Use Zone not permitted herein
		4. Existing village settlements		4. No development of any kind is permitted between the River/Canal/Stream and the embankment
			1. Hospitals and health institutions	5. All uses not specifically permitted in column (a) and (b)
		5. Art academy, media centres, food courts, music pavilions		
		6. Parking areas, visitor facilities		
			2. Educational	

			technical, research institutes of higher order	
		7. Boating , Picnic huts, Camping sites Special Training camps		
		8. Existing residential or other uses		
		9. Resorts, sculpture complex, lagoons & lagoon resort, water sports		
		10. Tourist and pilgrim related commercial activities, hotels and lodges		
		11. Non polluting, agro-based and processing industries, Storage or Godowns for food grains		
			3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds	

10. In the said regulations, in regulation 30, for Table-4, along with the Note thereunder, the following Table shall be substituted, namely:—

“TABLE 4

CATEGORY WISE SIZE OF PLOTS

Category	Min. road width(m)	Min. size of plot in Sq. m.
Kalyan Mandaps	12	1000
Cinema, game centers, Multiplex, convention centers	18	2000
Social clubs and amenities	12	1000
Multi storey car parking	12	1000
Office buildings	12	300
Primary/Upper Primary school	12	2000
High School , Residential school	12	6000
+2 College / Junior college	12	4000
Degree College	12	6000
Technical educational institution	12	10000
Petrol pumps / Filling stations	12	500
Restaurant	12	500
LPG storages	12	500
Places of congregation	12	500
Public libraries	12	300
Conference hall	12	1000
Community hall	12	500
Nursing homes/polyclinics	12	300
Hotel	12	2000
Research and Development Laboratory	12	1500

NOTE—In appropriate cases, the Authority may revise the minimum size of plot and the road width on the recommendations of the Development Plan and Building Permission (DP&BP) Committee”.

11. In the said regulations, in regulation 31,—

(i) for Table 5, the following Table shall be substituted, namely:-

“TABLE 5
PLOT SIZEWISE PERMISSIBLE SET BACKS AND HEIGHT OF
BUILDINGS

Plot size (in Sq. Mts.)	Maximum height of building permissible (in Mts.)	Minimum front setback (in Mts.) As per the abutting road width					Minimum setbacks on other sides (in Mts.)	
		Less than 9 Mts.	9 Mts and below 12 Mts.	12 Mts and less than 18 Mts.	18 Mts and less than 30 Mts.	Above 30 Mts.	Rear side	Other side
[1]	[2]	[3(a)]	[3(b)]	[3(c)]	[3(d)]	[3(e)]	[4]	[5]
Upto 40 sqm		1.0	1.0	1.0	1.0	1.0	-	-
Above 40 & upto 100	7	1.0	1.0	2.0	2.0	2.0	—	—
Above 100 & upto 200	10	1.0	1.0	2.0	2.0	3.0	1.0	—
Above 200 & upto 300	10	1.5	1.5	2.5	2.5	3.5	1.0	1.0
Above 300 & upto 400	12	1.5	1.5	2.5	2.5	3.5	1.5	1.0
Above 400 & upto 500	12	1.5	2.0	2.5	3.0	3.5	1.5	1.5
Above 500 & upto 750	Less than 15	1.5	2.0	3.0	3.0	4.0	2	2
Above 750	Less than 15	1.5	2.0	3.0	4.0	4.0	3	2.5

(ii) after sub-regulation (2), the following sub-regulations shall be inserted, namely:—

(2-A) In case of Apartment or housing projects, the minimum distance between the buildings shall not be less than 1/3rd of the taller building. However the minimum width of internal road shall be 6 meter.

(2-B) In all other cases, the width of such open space between the buildings on a plot shall be the setback specified for the tallest building subject to a minimum of three metres.”; **and**

(iii) in sub-regulation(3), for item ‘B’, the following item shall be substituted, namely:—

“B- Institutional buildings -The open spaces around the building shall not be less than 3 meters for plots up to 1,000 square meter and 6 meters for plots with area more than 1000 square meter of size”.

12. In the said regulations, in regulation 32, for Table-6, along with its Notes, the following Table shall be substituted, namely:—

“TABLE 6
PROVISION OF EXTERIOR OPEN SPACES AROUND THE
BUILDINGS

Sl. No	Height of the Building in meters	Exterior open spaces to be left out on all sides in m. (front, rear and sides in each plot)
1	15 and above up to 18	6
2	More than 18 & up to 21	7
3	More than 21 & up to 24	8
4	More than 24 & up to 27	9
5	More than 27 & up to 30	10
6	More than 30 & up to 35	11
7	More than 35 & up to 40	12
8	More than 40 & up to 45	13
9	More than 45 & up to 55	14
10	More than 55	16

13. In the said regulations, in Regulation-33,—

- (i) sub-regulation 2 shall be omitted;
- (ii) in sub-regulation (7) after the letters and oblique “IT/ITES” the words “and Trust Sector” shall be inserted, and for figures “30” the figure “12” shall be substituted; and
- (iii) after item G of sub-regulation (10), the following item shall be inserted, namely:—
“H. The space under stilt in the building constructed for EWS/LIG building and used for community facility without enclosures.”

14. In the said Regulations, sub-regulation (1) of Regulation 34 shall be omitted

15. In the said Regulations, in Regulation 35, —

- (i) in sub-regulation (1), for Table 10, the following table shall be substituted, namely:—

“TABLE – 10
OFF STREET PARKING SPACE FOR DIFFERENT
CATEGORY OF OCCUPANCIES

Sl. No	Category of building/ activity	Parking area to be provided as percentage of total covered area towards FAR
(1)	(2)	(3)
1	Shopping Malls, Shopping Malls with Multiplexes/ Cineplexes, Cinema Halls, Retail Shopping Centre, Hotels, Kalyan Mandaps and Banquet Halls.	50
2	Restaurants, Lodges, Other Commercial Buildings, Assembly Buildings, Office Complexes, Hospitals, IT / ITES Complexes.	40
3	Residential Apartment Buildings, Housing Projects, Clinics, Nursing Homes, Institutional and Industrial Buildings.	30

N. B.—(i) Parking to be provided at ground level. Basement/stilt exclusively for parking and permissible services shall not be accounted for parking.

(ii) For residential apartments/housing projects, building constructed under EWS/ LIG category, the parking requirement shall be at least 10% of the covered area in all floors”;

(ii) in sub-regulation (2), after item-F, the following Note shall be inserted, namely:—

“NOTE—For parking purposes, single basement shall be allowed in case of plot size of 500 square meter or more, and multiple basements shall be allowed in case of plot size of 1,000 square meter or more. The roof top parking with car lift shall be allowed only in case of plinth area/roof area of 2,000 square meter or more. For other than parking purposes, single basement may be allowed in plot size of less than 500 square meters also subject to a maximum of 50% of the covered area.”

(iii) after sub-regulation (14), the following sub-regulation shall be added, namely:—

“(15) Double envelope stilt floor may be allowed to be constructed over the entire plot area leaving 3 mtr. from the boundary of the premises subject to following,—

(a) At least 6 mtr. wide passage all around shall be provided on the roof of the top most envelope stilt floor for movement of fire tender. The access to the top of stilt floor should be provided through ramp of maximum 1:10 slope. In case separate entry and exit to the stilt top is provided, the width of the ramp should be at least 3.6 mtr. and in case single ramp is provided, it shall not be less than 5.4 mtr., and

- (b) The slab over which the fire tender shall move, shall be capable of taking load of fire engine, fire vehicle of at least 45 tonnes”.

16. In the said regulations, in regulation-36, in sub-regulation (1), for the words and comma “group housing,” the word and comma “apartment,” shall be substituted.

17. In the said regulations, in Regulation 39, for sub-regulation (4) the following sub-regulation shall be substituted, namely:—

“(4) basements/cellars may be permitted to be constructed leaving the prescribed set back/open space applicable to the building. Further, in case of apartment/ housing projects/commercial/ corporate & IT/ITES buildings, the basements may be allowed to be constructed under the entire plot area leaving 3 meter space from the boundary of the premises subject to the following,—

- (i) In all such cases the owners have to indemnify the Authority against any damage caused by her/him/them to the adjacent property in the format given in Form-XI.
- (ii) The portion of the basement projecting out of the building line shall flush with the ground.”

18. In the said regulations, in Regulation 40, after sub-regulation (2), the following sub-regulation shall be inserted, namely:—

“(2A) The provision of lift for EWS/LIG houses in Apartment/ Housing Project building with a height less than 15 mtr. shall not be insisted.”

19. In the said regulations, in Regulation 44, after sub-regulation (1) the following sub-regulation shall be inserted, namely:—

“(2) All building of the following category may provide Solar Water Heating System and Solar Roof Top System as specified below and in Annexure-V(3) of this Regulation.”

(A) Solar Water Heating System :

Following standard for determination of the capacity of solar water heating system to be adhered to;

(a)	Hospital	:	10 ltr./bed
(b)	Hotels 5 star	:	15ltr./room
(c)	Hotel other than 5 star	:	10 ltr./bed
(d)	Police/Army/Barrack	:	200 LPD
(e)	Canteen/Messes	:	200 LPS

- | | | | |
|-----|---|---|----------------|
| (f) | Hostel(School, Colleges & other Institutions where hot water is needed). | : | 10ltr./student |
| (g) | Laboratory and Research Institutions | : | 100 LPD |
| (h) | Household having plinth area 200 sq. mtr. or above. | : | 100 LPD |
| | For Flats(for residential purpose) covered area 200 sq. mtr. and above
(It is to be managed by Resident Society) | : | 100 LPD/flat |
| (i) | Guest Houses/Banquet Hall/Circuit House | : | 200 LPD |

(B) Off Grid/Grid connected Solar Roof top System :

- | | | | |
|-------|--|---|---|
| (i) | Individual household or above. | : | With plinth area more than 300 sq.mtr
Minimum 500 watt |
| (ii) | Hotel Five star | : | Minimum 5 KWp |
| (iii) | Other hotels | : | Minimum 2 KWp |
| (iv) | Commercial building with covered area more than 500 sq. mtr. | : | 2 KWp |

20. In the said regulations, in Regulation 47,—

(i) for sub-regulation (1), the following sub-regulation shall be substituted, namely:—

“(1) Apartment building shall be permitted only on plots of size more than 500 square meters.

(ii) after sub-regulation (3), the following sub-regulation shall be inserted, namely:—

“(4) The minimum width of approach road to the plot shall be 9 meters for non-high-rise and 12 meters for high-rise Apartment buildings.”

(iii) after sub-regulation (4), the following sub-regulation shall be added, namely:—

“(5) Construction of EWS/LIG housing will be mandatory for the Apartment Buildings with plot size of 2,000 sq. mtr. and above. Minimum 10(Ten) percentage of the covered area in all floors or as notified by the Government from time to time shall be constructed for EWS/LIG housing”.

21. In the said regulations, the Regulation 48 shall be omitted

22. In the said regulations, in Regulation 50, after sub-regulation (4) the following sub-regulation shall be added, namely:—

“(5) Addition/alteration of existing building —

- (i) Construction proposed in all existing building which has been divided into parts by partition/sale or otherwise may be permitted (without insisting on front, rear or side setbacks) subject to fulfilment of following provisions :—

- Proposed coverage of the upper floor shall not exceed 75% of the plinth area of existing floor for organizing an open terrace to facilitate light and ventilation to habitable rooms.
 - Separate arrangement shall be made for drainage of the storm water
 - Ventilators may be permitted above lintel height on production of no objection certificate from the owners of the adjacent plot to which the ventilators abuts. But no window overlooking others property may be permitted without obtaining his written consent in shape of an affidavit.
- (ii) For constructions on first and subsequent floors on existing floors in a Basti area, constructions on zero setbacks on one sides may be permitted:

Provided that the construction does not lead to closing down of windows/ ventilators/skylights of the neighbouring plot which are already existing lawfully.

While according permissions without providing required setbacks, no-objection certificate in shape of an affidavit from the side neighbour where setback is not provided may be obtained and reasons for the same may be recorded in writing.”

23. In the said regulations, in Regulation 55, in sub-regulation (20), in item ‘A’, in sub-item(ii), the figure “20” shall be substituted by the figure “0.20”.

24. In the said regulations, in Regulation 56, for the words “green belt use zone”, the following words shall be substituted, namely:—

“Agriculture and forest use zone”.

25. In the said regulations, in regulation 57,—

(i) for sub-regulation (2), following sub-regulation shall be substituted, namely—

“(2) The Integrated Township shall be permitted in Residential/Public & Semi-Public use zones”.

(ii) in sub-regulation (3), in item D, the word “Institutional” shall be substituted by the words “Public and Semi-Public”, and

(iii) in sub-regulation (4), for items “E” and “F”, the following items shall be substituted, namely:—

“E. The maximum permissible FAR and maximum permissible ground coverage shall be 2.75 and 40% respectively”

“F. At least 10% of the built up area or as notified by Govt from time to time will be earmarked for housing for the EWS/LIG category. The cost and method of allotment of such houses may be decided by the Authority.”

26. in the said regulations, in regulation 58:—

- (i) in sub-regulation (4), in item A, for the words and figure “less than 18 m”, the words and figures “less than 12 meter” shall be substituted, and
- (ii) in sub-regulation (4), the item ‘C’ shall be deleted.

27. in the said regulations, for Regulation 59, the following regulation shall substituted, namely:—

“59. Permission for construction of multi-storied buildings and Apartments shall be given in following stages :—

- A. In the first stage a letter shall be communicated to the builder/developer to produce NOCs and clearances as applicable.
- B. On receipt of the NOCs and Clearance and deposit of all required fees, joint inspection shall be conducted and permission shall be accorded for building plan along with a direction to develop the necessary onsite and offsite infrastructure like connectivity of sewerage , water-supply , road , sewerage treatment plant, etc., to the main network as per the specification of the concerned public authorities.”

28. In the said Regulations, for regulation 67, the following regulation shall be substituted, namely:—

“67. In addition to the general provision contained in Regulation-15 and partial modification thereof every applicant/ owner shall submit a notice in Form-VI (Part-I and Part-II) regarding completion of the construction of multi-storied building, to the Authority through the registered Architect/Structural Engineer, who has supervised the construction. The said notice shall be accompanied with the following documents:

- A. Three copies of plan of the completed building ;
- B. A fee of Rs.5000 ;
- C. Record of Rights (ROR) relating to ownership ;
- D. Evidence to the effect of all public utility services, and in particular sewerage, drainage, water-supply and electricity have been linked to the main public utility system ;
- E. No Objection Certificate from Fire Prevention Officer.”

29. In the said regulations, in Regulation 72, after sub-regulation (1), Table 14 shall be deleted.

30. In the said regulations, in Regulation 73, —

- (i) for the figures and symbol “50%”, the figures and symbols “60%” shall be substituted, and the Regulation 73 shall be renumbered as sub-regulation(1) thereof; and
- (ii) after sub-regulation (1) as so renumbered, the following sub-regulations shall be inserted ,namely:—

“(2)The minimum approach road width shall be as under:

Sl. No.	Area for Development in Ha.	Road width in mtr.
1	Up to 1.0	9
2	1.0—4.0	12
3	4.0—0.0	18
4	Above 10.0	30

For EWS/LIG housing scheme, the minimum road width may be relaxed by the Authority

(3) The minimum width of roads within the area of subdivision/ lay out shall be as per following table—

Sl. No.	Length of road in (m)	Min. width of road
1	Up to 250	9.0
2	Above 250 up to 500	12.0
3	Above 500 to 1000	15.0

(4) At least 10% of the gross land or as notified by Government from time to time will be earmarked for EWS/ LIG category. The cost and method of allotment of such plots may be decided by the Authority.

31. In the said regulations, in Regulation 76, in sub-regulation (1), for the figures and symbols “50%”, the figures and symbols “60%” shall be substituted.

32. In the said regulations, in Regulation 77 sub-regulation (1) shall be substituted by the following sub-regulation namely:—

“(1) The applicant shall deposit a refundable non-earning security deposit at the rate of Rs.100 per sq. mtr. of plot area for development of land for a plotted development scheme which may be deposited in the form of Bank guarantee valid for a period of at least three years.”

33. In the said regulations, in Regulation 78, in sub-regulation (3)—

- (i) **item ‘B’ shall be deleted;** and
- (ii) for item ‘C’, the following item shall be substituted, namely:—

“(C) The Authority may however compound deviations up to twenty per cent beyond the permissible norms of these Regulations in respect of front, rear and side setbacks. The maximum deviation allowed in FAR will be five per cent of the permissible FAR;” and

“(D) In case of houses constructed on a plot having area not more than 40 sq. mtr. and height not exceeding 10 mtrs. compounding of offence relating unauthorized/ deviated construction shall be allowed with reference to set-backs and coverage. The maximum deviation in FAR shall be ten percent of the permissible FAR.”

34. In the said regulations, in Regulation 79, for Table-15, the following Table shall be substituted, namely:—

“TABLE-15
CATEGORYWISE COMPOUNDING RATES

Sl. No	Situations	Compounding fee per sq. mtr. (in Rs.) of deviation		
		Individual Residential Buildings	State Govt./ Central Govt./ Govt. Undertakings	Other class of buildings
1.	Where development has been undertaken without permission, but within the framework of use restrictions and the provisions of the Regulations applicable to concerned plot.	250	25	400
2.	Where development has been undertaken in deviation to the approved plan, but within the framework of use, restrictions and the provisions of norms and stipulations of these regulations.	100	10	250
3.	Constructions up to 10% beyond the permissible norms of these Regulations with respect to front, side and rear setback and/or the deviation in FAR is within 5 per cent of the permissible FAR.	1,000	100	2,000
4	Constructions up to 20% beyond the permissible norms of these Regulations with respect to front, side and rear setback and/or the deviation in FAR is more than 5 per cent but within ten per cent of the permissible FAR.	2,000	200	5,000

35. In the said regulations, in Regulation 80, before the words “development of Public Utility services”, the words “Slum Rehabilitation and Development,” shall be inserted.

36. In the said regulations, for Regulation 86, the following regulation shall be substituted, namely:—

“86. If any Department /Local Body/ Statutory Authority has given any commitment for a project under PPP mode under the provision of BDA (Planning & Building

Standards) Regulations' 2001 or BDA (Planning & Building Standards) Regulations, 2008 prior to these amendments, but the building plan of such project has not yet been approved by the Authority as on the date of enforcement of these amended Regulations, such commitment shall be treated to be made under these amended Regulations and the building plan shall be approved accordingly.”

37. In the said regulation, Regulation 88 shall be re-numbered as sub-regulation (1) and after sub-regulation (1) as so re-numbered the following sub-regulation shall be added, namely:—

“(2) In case of EWS/LIG scheme any decision taken for relaxation of building norms at the State Level Steering Committee(SLSC) constituted under Slum Rehabilitation and Development Policy(SRDP) for Odisha or by the State Government the same shall be deemed to have been relaxed under these regulations”.

38. (i) in the said regulations, in Annexure-V, against item No.4, in sub-item (12) thereof, the figure “50” shall be substituted by the figure “60”.

(ii) In the said regulations, after Annexure-V, the following Annexure shall be added, namely:—

ANNEXURE-VI

Applicability of Odisha Energy Conservation Building Code (OECBC)-2010

2.1. Applicable Building system :

The provisions of this code shall apply to:

- (a) building envelopes, except for non-air conditioned storage spaces or warehouses,
- (b) mechanical systems and equipment, including heating, ventilating and air conditioning,
- (c) service hot water heating,
- (d) interior and exterior lighting, and
- (e) electrical power and motors.

2.2. Exemptions :

The provisions of this code shall not apply to:

- (a) Buildings that do not use either electricity or fossil fuel, and
- (b) Equipment and portions of building systems that use energy primarily for manufacturing processes.

2.3. Safety, Health and Environmental Codes Take Precedence :

Where this code is found to conflict with safety, health, or environmental codes, the safety, health, or environmental codes shall be take precedence.

2.4. Reference Standards :

Energy Conservation Building Code, 2007 and National Building Code, 2005 are the primary reference documents/standard for lighting levels, HVAC, comfort levels, natural ventilation, pump and motor efficiencies, transformer efficiencies and any other building materials and system performance criteria.

3. 1. Compliance Requirements:

3.1.1. Mandatory Requirements:

Compliance with the requirements of this energy code shall be mandatory for all applicable buildings as specified in Clause (2).

3.1.2. New Buildings:

New buildings shall comply with either the provisions of Clause (4) through Clause (9) of this code or the whole Building Performance Method of Appendix B (11)

3.1.3. Additions to Existing Buildings :

Where the addition plus the existing building exceeds the conditioned floor area of Clause (2), the additions shall comply with the provisions of Clause-4 through Clause (9). Compliance may be demonstrated in either of the following ways:

- (a) The addition alone shall comply with the applicable requirements, or
- (b) The addition, together with the entire existing building, shall comply with the requirements of this code that would apply to the entire building, as if it were a new building.

Exception to Clause (3) : When space conditioning is provided by existing systems and equipment, the existing systems and equipment need not comply with this code. However, any new equipment installed must comply with specific requirements applicable to that equipment.

3.1.4. Alterations to Existing Buildings :

Where the existing building exceeds the conditioned floor area threshold in Clause (2), portions of a building and its systems that are being altered shall meet the provisions of Clause (4) through Clause (9). The specific requirements for alterations are described in the following sub-sections

Exception to Clause (4) : When the entire building complies with all of the provisions of Clause (4) through Clause (9) as if it were a new building.

3.1.4.1. Building Envelope:

Alterations to the building envelope shall comply with the requirements of Clause (4) or fenestration, insulation, and air leakage applicable to the portions of the building and its systems being altered.

Exception to Clause (4.1) : The following alterations need not comply with these requirements provided such alterations do not increase the energy usage of the building:

- (a) Replacement of glass in an existing sash and frame, provided the U-factor and SHGC of the replacement glazing are equal to or lower than the existing glazing.
- (b) Modifications to roof/ceiling, wall, or floor cavities, which are insulated to full depth with insulation
- (c) Modifications to walls and floors without cavities and where no new cavities are created.

3.1.4.2. Heating, Ventilation and air conditioning :

Alterations to building heating, ventilating, and air conditioning equipment or systems shall comply with the requirements of Clause (5) applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

3.1.4.3. Service Water Heating :

Alterations to building service water heating equipment or systems shall comply with the requirements of Clause (6) applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

3.1.4.4. Lighting :

Alterations to building lighting equipment or systems shall comply with the requirements of Clause (7) applicable to the portions of the building and its systems being altered. New lighting systems, including controls, installed in an existing building and any change of building area type as listed in Table 7.1 shall be considered an alteration. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

Exception to Clause (4.4) : Alterations that replace less than 50% of the luminaries in a space need not comply with these requirements provided such alterations do not increase the connected lighting load.

3.1.4.5. Electric Power and Motors :

Alterations to building electric power systems and motor shall comply with the requirements of Clause (8) applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

3.1.4.6. Star Labeling and minimum star rating :

All equipments and materials of type and specification coming under the purview of the star labeling programme as notified by BEE and as amended from time to time shall have minimum star rating as notified by the Government. of Odisha or as amended from time to time. Refer to Appendix-K for further details.

3.2. Compliance Approaches :

The building shall comply first with all the mandatory provisions (4.2, 5.2, 6.2, 7.2 and 9) and either of the following :—

(a) Prescriptive Method (4.3, 5.3, 7.3)

Exception to 3.2(a) : The envelopes trade –off option of 4.4. may be used in place of the prescriptive criteria of 4.3.

(b) Whole Building Performances Method(Appendix B-11)

The OECBC compliant buildings in the design stage shall achieve an Energy Performance Index value at least that of a three star level building as specified in Appendix-H, Annexure-II.

3.3. Administration Requirements :

Administrative requirements relating to permit requirements, enforcement interpretations, claims of exemption, approved calculation methods, and rights of appeal are specified by the authority having jurisdiction.

3.3.1. Authority having jurisdiction :

For the administration and enforcement of the Odisha ECBC, the State designated Agency shall act as the “authority having jurisdiction” who shall be responsible for specifying permit requirements, code interpretations, approved calculation methods, worksheets and formats, compliance forms, manufacturing literature, rights of appeal, and other data to demonstrate compliance. The Appendix-J, Clause (19) specifies the proposed framework for administration and enforcement of the Odisha ECBC by the State Designated Agency.
